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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

(H<sub>2</sub>)

DRAFT VARIATION TO THE MASTER PLAN OF THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RECREATIONAL USE TO RESIDENTIAL USE IN APIKONDA (V), PEDAGANTYADA MANDAL, VISAKHAPATNAM.

*[Memo. No. 23582/H<sub>2</sub>/2007, Municipal Administration & Urban Development,  
21st September, 2010.]*

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345 M.A. & U.D. (H<sub>2</sub>) Department, dated 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

**DRAFT VARIATION**

The site falling in S.No. 294/1P, of Appikonda Village of Pedagantyada Mandal, Visakhapatnam District to an extent of Ac. 25.02 Cts, the boundaries of which are given in the schedule below, which is presently earmarked for Recreational use in the Master Plan of Visakhapatnam, sanctioned in G.O. Ms. No. 345 M.A. & U.D. (H<sub>2</sub>) Department, dated 30-06-2006 is now proposed to be designated for Residential use as shown in Map No. 24/2007, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. that while approving any development on the site, VUDA shall take into account the policy framework evolved for development of Beach front as envisaged in the Master Plan for Visakhapatnam Metropolitan Region and CRZ regulations.
2. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall responsible for any damage claimed by any one on account of change of land use proposed.
4. that the change of land use shall not be used as the proof of any title of the land.
5. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. that the applicant shall take all steps to preserve and protect the environmentally sensitive areas.
8. Any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

#### **SCHEDULE OF BOUNDARIES**

**North** : S.No. 294/P of Appikonda.  
**South** : S.No. 294/P of Appikonda.  
**East** : Proposed 40 feet and 60 feet roads.  
**West** : S.No. 294/P of Appikonda.

**T.S. APPA RAO,**  
*Principal Secretary to Government (UD).*

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